



LEGAL
HASTIN & S



Retail Premises & Flat

4 Canongate, Jedburgh, TD8 6AJ



Well Established Retail Premises In Prime Position
With Excellent Storage, Rear Workshop, Yard And Two
Bedroom Flat Above. Ideal For Development.

Shop Premises With Double Window Frontage, Side & Rear Access to Yard
with Storage Facilities & Workshop.
A Secure Entry To Flat Above With Two Bedrooms, Living Room, Bathroom & Kitchen.

An excellent opportunity to purchase a prominent retail premises with yard, storage and the benefit of two bedroom accommodation above, all in a convenient town central position. The property sits on a traditional street; hosting a variety of independent retailers and larger shopping facilities, transport links and ample free car parking. The shop frontage lies adjacent to the town's charming square and fountain; offering attractive shop frontage with double windows, well maintained exterior and paintwork and access to the rear provided by an alley with secure door. The yard to the rear, formerly the town's blacksmith, offers excellent scope for development and additional storage needs, with a rear access door directly from the shop for ease of use. The first floor apartment is accessed by a main door also opening from the Canongate, and is bright and well-proportioned with two double bedrooms, living room overlooking the square, kitchen and bathroom.

LOCATION

The town's high street hosts a historic row of charming character stone-built properties lining the road to the Old Castle. The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre, two primary schools and local Grammar. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway is 25 minutes away.

FEATURES

- Character property on the traditional Canongate, providing free on street parking and good footfall.
- Potential for development of the yard, change of use with the relevant permissions.
- Buy-To-Let commercial prospect having been successfully

rented for a number of years.

- Accommodation above is bright and well proportioned.
- Two workshops to rear

ADDITIONAL INFORMATION

Rateable value of retail unit is £4050, effective from 01 April 2017. The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2018/19). Further details are available from the Business Rates Team of Scottish Borders Council. Council Tax Band B for the flat.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating to flat. Single glazing to shop frontage and original sash and case windows in flat.

VIEWING

Retail unit is currently tenanted – all enquiries should be made to Hastings Legal. Viewings strictly by appointment and available on request from the selling agents on 01750 724 160 -lines open until 10pm, 7 days a week.

PRICE and MARKETING POLICY

Offers are invited to purchase the retail premises & flat and should be submitted to the sole agents. The current trading business is not included. The seller reserves the right to sell at any time and interested parties will be expected to provide the agents with confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the sellers reserve the right to resume viewings.

Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.